



DATE: January 11, 2024

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director Community Sustainability

MEETING: January 17 & February 14, 2024

SUBJECT: **Ordinance 2024-03:** Consideration of an ordinance amending Chapter 23, Section 23.3-25 “Planned Development District,” to allow townhouses within the Single-Family Residential (SF-R) Zoning District as part of a Planned Development.

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**PROPOSAL / BACKGROUND/ ANALYSIS:**

The applicant, Chris Raley on behalf of SCG Florida LLC, is requesting approval of the subject privately-initiated amendment to the City’s Land Development Regulations (LDR) to allow townhouses within the Single-Family Residential (SF-R) Zoning District as part of a Planned Development. As a result, there will be greater flexibility in the housing options that can be offered in the City of Lake Worth Beach.

The proposed LDR Amendments will modify the following section of the City’s Land Development Regulations:

- Article 3 – Section 23.3-25: Planned Development District

The applicant is concurrently proposing, under a separate application, a residential townhouse development on a 4.017-acre site at 826 Sunset Drive with the purpose of constructing 42 townhouses. The site will be configured with nine (9), two (2)-story townhouse buildings that are accessed from a new residential loop street.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2024-03.

**POTENTIAL MOTION:**

I move to **RECOMMEND/NOT RECOMMEND** TO THE CITY COMMISSION TO ADOPT the proposed LDR text amendment included in Ordinance 2024-03.

**Attachments**

- A. Draft Ordinance 2024-03